



MAIN ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9EY

**BuckleyBrown**  
ESTATE AGENTS

A HOME TO BE PROUD OF!...Ticking all the boxes is this ultimate four bedroom detached home which has been presented to suit modern day living in mind and boasts flexible family living accommodation throughout with a twist of contemporary and homely features which will be certain to catch your eye. This property is approached by a larger than average driveway where you'll be greeted by a garage offering ample off-street parking which is excellent for inviting round guests. We know you're eager to find out more so let's step inside!

As you are welcomed into the spacious entrance hallway you won't know which way to turn, but let's start with the stunning kitchen which offers a contemporary layout featuring gloss wall and base units, centre island and a range of integrated appliances giving a high standard finish. From here is a handy utility room offering additional storage space. The living room is equally as fantastic, providing a light and airy spot which is complemented well by French doors leading out to the rear garden. Together with a lovely dining area with additional space for enjoying a meal with friends and family. Completing this floor is a versatile office that would work well for working from home or potential play room and WC. What more could you ask for?

The first floor presents four bedrooms, all of which are of an excellent size and have the added luxury of en-suite to the master, as well as fitted wardrobes. Alongside a neutral colour palette creating a warm and welcoming feel. The stylish family bathroom is fitted with a four piece suite in white which is accompanied well by sleek tiling.

Outside really is the icing on the cake, presenting a maintained lawn and decked seating area for alfresco dining. But wait there's more! You'll find beautiful surrounding views that are worth admiring all year round. Could this be the one for you? Call today!





#### Kitchen 12'7" x 16'2"

Complete with gloss cabinets and units, work surface, inset sink with a mixer tap above, microwave, ceramic hob, extractor fan and metro tiles. There are integrated appliances including a double oven, fridge freezer and dish washer. Together with coving to ceiling, down lights, centre island, central heating radiator and a window to the front elevation. From here is convenient access outside and a door leading into the utility.

#### Living Room 12'9" x 20'2"

With carpet to flooring, central heating radiator, coving to ceiling, window to the rear elevation and French doors leading outside.

#### Dining Room 12'9" x 10'11"

With carpet to flooring, central heating radiator, coving to ceiling and a window to the side rear elevation.

#### WC 2'3" x 5'10"

Complete with a wash hand basin with vanity, low flush WC and an opaque window to the side elevation.

#### Office 6'11" x 7'8"

With laminate flooring, central heating radiator, coving to ceiling and a window to the side elevation.

#### Landing

With carpet to flooring, window to the side elevation and access to;



#### Bedroom One 12'3" x 12'11"

With carpet to flooring, central heating radiator, coving to ceiling and a window to the rear elevation. There is a fitted wardrobe and access to an en-suite facility.

#### En-Suite 6'2" x 6'9"

Complete with an enclosed shower, low flush WC, tiling, heated towel rail and an opaque window to the rear elevation.

#### Bedroom Two 12'2" x 12'11"

With carpet to flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 10'10" x 12'7"

With carpet to flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 7'4" x 8'3"

With carpet to flooring, central heating radiator and a window to the front elevation.

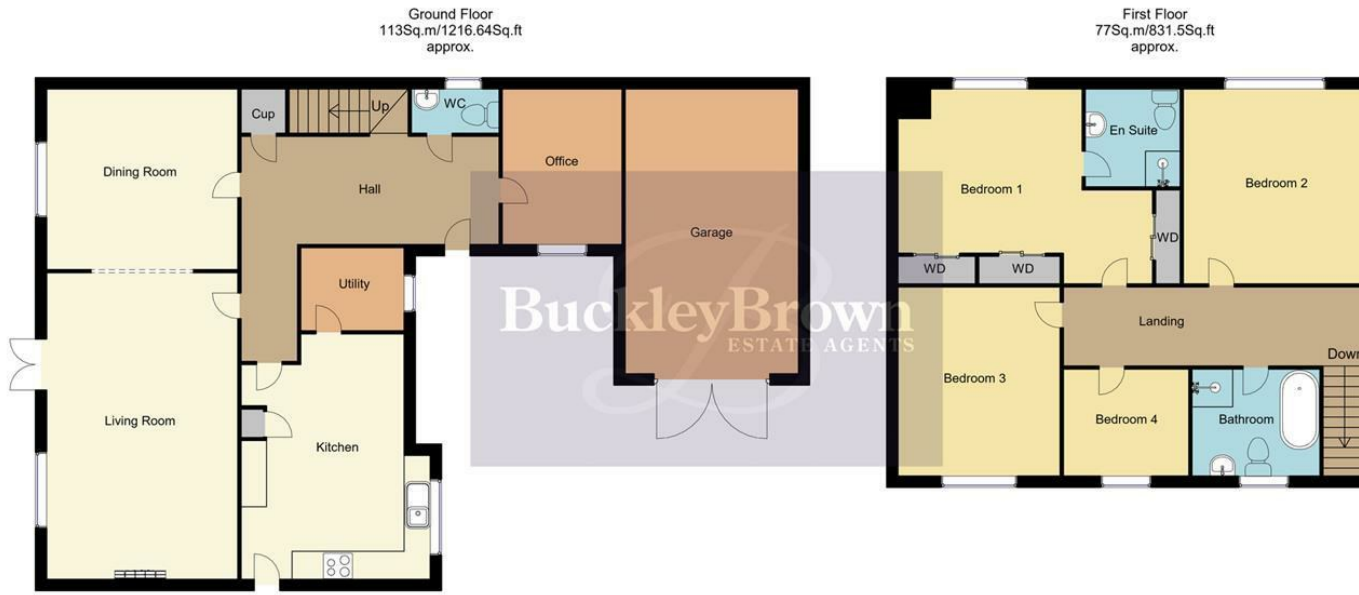
#### Bathroom 7'4" x 8'5"

Complete with a panelled bath, low flush WC, wash hand basin with vanity, chrome heated towel rail, tiling and an opaque window to the front elevation.

#### Outside

With a spacious gravelled driveway to the front elevation allowing for ample off-street parking. As well as a garage providing additional storage. The property benefits from an enclosed garden to the rear with a decked seating area and maintained lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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